

AGN. NO.

MOTION BY SUPERVISOR HILDA L. SOLIS

April 10, 2018

Acquisition of Property located at 1060 North Vignes Street, Los Angeles, California by the County of Los Angeles

As a result of the settlement of a class action lawsuit known as the Rosas case, corrective directives were imposed on the Sheriff's Department to reform departmental policies and practices concerning the treatment of inmates and the use of force in jail facilities. Implementation of certain settlement directives focused on addressing deficiencies concerning jail supervision and treatment of inmates with mental illness, have caused the Sheriff's Department (Sheriff) and the Department of Health Services (DHS) to increase staffing levels working at the Men's Central Jail (MCJ), Twin Towers Correctional Facility (TTCF), and the Inmate Reception Center (IRC). These jail facilities, which provide secure custody housing, mental health treatment, and booking/release of all male inmates are contained within two buildings located at 441 and 450 Bauchet Street, Los Angeles, California and operate on a full time 24/7 basis requiring day, night and early morning shifts.

The immediate impact of this increase in staffing levels has caused a critical need for supplemental parking to accommodate the additional staff members. Currently, the MCJ, TTCF, and IRC share the use of three parking structures, consisting of a 10-story parking structure providing 936 spaces; a four-story parking structure providing 531 spaces; and a two-story parking structure providing 737 spaces,

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SOLIS _____

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collectively totaling 2,204 available parking spaces. Based on the total amount of 5,729 staff members currently working in these Jail facilities, and allowing for three eight-hour shift changes at an 80% factor (3,881 spaces) and including allowances to account for ridesharing and public transportation participants (854 spaces) there is still a shortage of approximately 823 parking spaces needed to adequately accommodate existing staff.

The property located at 1060 N. Vignes Street, Los Angeles, California (Property) consists of a 172,933 gross square foot parcel of unimproved land which has a paved concrete surface and is used informally for parking purposes. Most recently, it was leased by Federal Express (FedEx) for use as a parking lot for its delivery trucks during the holiday season. The Department of Public Works has reviewed the potential for the Property to be improved as a surface parking lot and estimates the capacity to park 400 vehicles there. The total cost of renovating the Property to accommodate 400 surface parking spaces is estimated at \$800,000. Properties of this size with proximity to the jail facilities do not come on the market very often. The Property is within walking distance of the jail facilities and would partially address Sheriff's and DHS' immediate, critical and permanent need for additional parking spaces for their respective staff members. Staff was unable to identify any other sites in the survey area that could accommodate this requirement, nor are there any County-owned or licensed facilities available for this specific need. The purchase price reflects the fair market value for the Property, which has been substantiated by a County-commissioned appraisal report.

Section 25353 of the California Government Code, authorizes the Board to purchase real property necessary for use of the County for buildings or for other public purposes. Pursuant to Government Code Sections 6063 and 25350, a Notice of Intention to Purchase will be published for the intended action to purchase real property, and a Board meeting will be held on May 1, 2018 or thereafter following the three-week publishing period to receive comments prior to consummating the proposed acquisition. Additionally, as required by Government Code Section 65402, notice of the proposed

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acquisition was submitted to the City of Los Angeles (City) Planning Department. The City responded and found use of the Vignes Site would be consistent with the zoning.

Upon approval of the recommendations by the Board and the execution of the Sale and Purchase Agreement (Agreement) by the Chair, the County of Los Angeles (County) will be authorized to open escrow, order and review all necessary title documents to ensure the County acquires free and clear title to the (Property), issue a warrant for the purchase price of \$24,000,000, plus escrow fees, deposit said funds into escrow, and fulfill the County's obligations associated with the acquisition.

In order to accept the transfer of title, CEO will work with the seller to remove those claims or encumbrances that are not acceptable to the County. CEO, with the assistance of the Department of Public Works, will satisfactorily complete all other due diligence with respect to the proposed acquisition of the Property.

For the reasons set forth in the attached CEQA Findings (Attachment 1), the acquisition of the Property for the anticipated use of surface parking for current County employees qualifies for a categorical exemption from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines, Article 19, Section 15332 (In-Fill Development Projects) because the use would be developed on an infill site, meets all of the requirements of the Class 32 categorical exemption set forth at CEQA Guidelines, Section 15332 and none of the applicable exceptions to the use of the exemption apply.

I THEREFORE MOVE THAT THE BOARD OF SUPERVISORS:

1. Find that, for the reasons set forth in the attached CEQA Findings (Attachment 1), the proposed purchase of the property located at 1060 N. Vignes Street, Los Angeles, California (Property) for use as a surface parking lot is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332 (Class 32 – In-Fill

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Development Projects), and none of the exceptions to the application of the exemption apply.

2. Approve the Notice of Intention to Purchase, in the form attached, for the property located at 1060 N. Vignes Street, Los Angeles, California for a purchase price of \$24,000,000, from 1060 Vignes Owner LLC, plus title and escrow fees of approximately \$30,000, for a total not to exceed an amount of \$24,030,000.
3. Instruct the Executive Office-Clerk of the Board of Supervisors to publish the Notice of Intention to Purchase, in accordance with Government Code Section 6063, which will state the date following the publishing period that the Board will meet to consummate the purchase.
4. Set May 1, 2018 as the date for a Board meeting to receive comment and consummate the proposed acquisition following publication of the Notice of Intention to Purchase, in accordance with Government Code Section 6063.

AT THE BOARD MEETING SET BY THE NOTICE OF INTENTION TO PURCHASE, FOLLOWING THE GOVERNMENT CODE SECTION 6063 PUBLISHING PERIOD, IT IS RECOMMENDED THAT THE BOARD:

1. Order the purchase of the property located at 1060 N. Vignes Street, Los Angeles, California (Property) to be consummated, in accordance with Government Code Sections 25350 and 25353.
2. Instruct the Chair to execute the Sale and Purchase Agreement, approved as to form by County Counsel, to purchase the Property for \$24,000,000 plus

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title and escrow fees in an amount not to exceed \$30,000, and authorize the Chief Executive Officer, or her designee, to take all further actions necessary and appropriate to complete the transaction, including opening and management of escrow, any administrative adjustments to the transfer documents, execution of all the requisite documentation for the completion of the transfer and acceptance of the deed conveying title to the Property to the County of Los Angeles.

3. Authorize the establishment of Capital Project No. 67956, 1060 N. Vignes Lot Acquisition, and approve the project scope including, but not limited to acquisition, paving, striping, and lighting for use by the Sheriff's Department and Health Services for their immediate parking needs.
4. Authorize and direct the Department of Public Works to take actions necessary and appropriate, including the use of Job Order Contracting, to make the land suitable for use as a surface parking lot with up to 400 parking spaces at a cost not to exceed \$800,000.
5. Approve the budget and an appropriation adjustment to appropriate \$24,830,000 fully offset by commercial paper proceeds, to Capital Project No. 67956, 1060 N. Vignes Lot Acquisition, to fully fund the purchase, improvements, and associated escrow costs for the Property.
6. Authorize the use of up to \$24,830,000 of commercial paper notes to provide financing for the purchase, improvements, and associated escrow costs for the Property.
7. Authorize the Auditor-Controller to issue warrants, as directed by the Chief

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Executive Officer, for the purchase and any other related transactional costs.

8. Instruct the Assessor's Office to place the 1060 N. Vignes Lot property under the complete ownership of the County, and remove the Property from the tax roll effective upon the transfer of title to the County of Los Angeles.

NOTICE OF INTENTION
TO PURCHASE REAL PROPERTY

NOTICE IS HEREBY GIVEN that it is the intention of the Board of Supervisors of the County of Los Angeles, State of California to purchase an approximately 172,933 gross square foot parcel of unimproved land (the "Real Property") located at 1060 North Vignes Street, in the City of Los Angeles, County of Los Angeles, State of California (Assessor's Parcel Number 5409-014-001) for the sum of Twenty-Four Million and NO/100 Dollars (\$24,000,000.00) from 1060 VIGNES OWNER, LLC, a Delaware limited liability company (the "Seller"). The County contemplates continued use of the Real Property as a supplemental parking area to relieve current overcrowded parking conditions in the immediate vicinity. The property to be acquired is legally described in Exhibit "A" attached to this Notice and incorporated herein by this reference.

NOTICE IS HEREBY GIVEN that the purchase of the Real Property will be consummated by the Board of Supervisors of the County of Los Angeles, State of California, on May 1, 2018, at 9:30 a.m. in the Hearing Room of the Board of Supervisors, Room 381, Kenneth Hahn Hall of Administration, 500 West Temple Street, Los Angeles, California 90012. No obligation will arise against the County and in favor of the Seller with respect to the purchase of the Real Property described herein until the Board of Supervisors approves the purchase on the named consummation date.



CELIA ZAVALA, Acting Executive Officer
Board of Supervisors, County of Los Angeles

By Lachelle Smithman
Deputy

APPROVED AS TO FORM:

MARY C. WICKHAM
County Counsel

By [Signature]
Senior Associate

EXHIBIT "A"
PROPERTY LEGAL DESCRIPTION

The land referred to herein is situated in the City of Los Angeles, County of Los Angeles, State of California, described as follows:

PARCEL 1:

LOT "A" OF TRACT NO. 766, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 15 PAGE 188 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2:

THAT CERTAIN PARCEL OF LAND, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF LOT "A" OF TRACT NO. 766, AS PER MAP RECORDED IN BOOK 15 PAGE 188 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE ALONG THE NORTHEASTERLY LINE OF QUEIROLO STREET, AS NOW ESTABLISHED, 40 FEET WIDE, SOUTH 56° 24' 20" EAST 120.66 FEET TO THE NORTHWESTERLY LINE OF THE LAND DESCRIBED IN FINAL DECREE SUPERIOR COURT CASE NO. 400042, RECORDED IN BOOK 14331 PAGE 376, OFFICIAL RECORDS OF SAID COUNTY; THENCE ALONG SAID NORTHWESTERLY LINE NORTH 24° 25' 05" EAST 249.80 FEET TO A POINT IN THE SOUTHWESTERLY LINE OF COLLEGE STREET, AS NOW ESTABLISHED; THENCE ALONG SAID SOUTHWESTERLY LINE, NORTH 22° 48' 40" WEST 69.37 FEET TO THE MOST EASTERLY CORNER OF SAID LOT "A"; THENCE ALONG THE SOUTHEASTERLY LINE OF SAID LOT "A", SOUTH 38° 07' 20" WEST 199.55 FEET TO AN ANGLE POINT IN SAID SOUTHEASTERLY LINE; THENCE CONTINUING ALONG SAID SOUTHEASTERLY LINE SOUTH 38° 24' 20" WEST 86.35 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

THAT PORTION OF THE CITY LANDS OF LOS ANGELES, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 2 PAGE 504 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BEING A PORTION OF THE LAND DESCRIBED IN DEED TO SANTA FE LAND IMPROVEMENT COMPANY, RECORDED ON APRIL 29, 1936 AS INSTRUMENT NO. 25 IN BOOK 14071 PAGE 256 OF OFFICIAL RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTHWESTERLY LINE OF QUEIROLO STREET, (FORMERLY ASH STREET) 40 FEET WIDE, WITH THE NORTHWESTERLY LINE OF VACATED DATE STREET, (FORMERLY LOVERS LANE) 40 FEET WIDE; THENCE SOUTH 47° 51'30" WEST ALONG SAID NORTHWESTERLY LINE OF DATE STREET, A DISTANCE OF 35.87 FEET TO THE POINT OF BEGINNING, BEING A POINT IN THE NORTHWEST RIGHT OF WAY LINE OF THE LOS ANGELES UNION PASSENGER TERMINAL, SAID TRUE POINT OF BEGINNING ALSO BEING THE MOST SOUTHERLY CORNER OF THE LAND DESCRIBED IN PARCEL 4 OF THE DEED TO SOUTHERN PACIFIC COMPANY, ET AL, RECORDED ON MARCH 13, 1940, AS INSTRUMENT NO. 815 IN BOOK 17373 PAGE 43 OF SAID OFFICIAL RECORDS; THENCE CONTINUING SOUTH 47° 51'30" WEST ALONG SAID NORTHWESTERLY LINE OF DATE STREET, 39.46 FEET TO A POINT IN THE NORTHEASTERLY LINE OF VIGNES STREET, 80 FEET WIDE; THENCE NORTH 40° 47' 04" WEST ALONG THE NORTHEASTERLY LINE OF VIGNES STREET, A DISTANCE OF 271.28 FEET TO THE SOUTHWESTERLY LINE OF SAID QUEIROLO STREET; THENCE SOUTH 56° 23' 50" EAST ALONG SAID SOUTHWESTERLY LINE OF QUEIROLO STREET, A DISTANCE OF 265.38 FEET TO A POINT IN THE NORTHWESTERLY RIGHT OF WAY LINE OF THE LOS ANGELES UNION PASSENGER TERMINAL; THENCE SOUTH 24° 26' 20" WEST ALONG SAID LAST MENTIONED NORTHWESTERLY LINE, A DISTANCE OF 35.21 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT ALL MINERAL, OIL, GAS AND OTHER HYDROCARBON SUBSTANCES IN AND UNDER SAID LAND, BUT WITHOUT RIGHT OF ENTRY UPON THE SURFACE THEREOF, AS RESERVED BY LOS ANGELES & SALT LAKE RAILROAD COMPANY; THE ATCHISON, TOPEKA AND SANTA FE RAILWAY COMPANY; UNION PACIFIC RAILROAD COMPANY, AND SOUTHERN PACIFIC COMPANY, IN DEEDS RECORDED NOVEMBER 16, 1966 AS INSTRUMENT NO. 555.

PARCEL 4:

A TRIANGULAR SHAPED PARCEL OF LAND IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, BEING A PORTION OF DATE STREET (NOW VACATED), WHICH IS A PORTION OF THE LAND DESCRIBED AS PARCEL 1 IN DEED TO THE ATCHISON, TOPEKA AND SANTA FE RAILWAY COMPANY, LOS ANGELES & SALT LAKE COMPANY, AND SOUTHERN PACIFIC COMPANY, RECORDED JANUARY 10, 1938, IN BOOK 15478 PAGE 237, OFFICIAL RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHWESTERLY LINE OF SAID DATE STREET, DISTANT SOUTH 47° 51' 30" WEST (BEARING ASSUMED FOR PURPOSE OF THIS DESCRIPTION) ALONG SAID NORTHWESTERLY LINE 35.87 FEET FROM THE SOUTHWESTERLY LINE OF QUEIROLO STREET (40 FEET WIDE); THENCE SOUTH 47° 51' 30" WEST ALONG SAID NORTHWESTERLY LINE 39.46 FEET TO A POINT IN THE NORTHEASTERLY LINE OF VIGNES STREET (80 FEET WIDE); THENCE SOUTH 40° 47' 04" EAST ALONG SAID NORTHEASTERLY LINE 17.27 FEET TO A POINT IN THE NORTHWESTERLY RIGHT OF WAY LINE OF LOS ANGELES UNION PASSENGER TERMINAL; THENCE NORTH 24° 26' 20" EAST ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE 43.45 FEET TO THE POINT OF BEGINNING.

EXCEPT ALL MINERALS, OIL, GAS AND OTHER HYDROCARBON SUBSTANCES IN AND UNDER SAID LAND, BUT WITHOUT RIGHT OF ENTRY UPON THE SURFACE THEREOF, AS RESERVED BY LOS ANGELES & SALT LAKE RAILROAD COMPANY; THE ATCHISON, TOPEKA AND SANTA FE RAILWAY COMPANY; UNION PACIFIC RAILROAD COMPANY, AND SOUTHERN PACIFIC COMPANY, IN DEEDS RECORDED NOVEMBER 16, 1966 AS INSTRUMENT NO. 555.

PARCEL 5:

THAT PORTION OF QUEIROLO STREET, 40 FEET WIDE, AS SHOWN ON THE MAP OF TRACT NO. 766, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, RECORDED IN BOOK 15 PAGE 188 OF MAPS, AND ON THE MAP OF TRACT NO. 183, RECORDED IN BOOK 15 PAGE 168 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BOUNDED ON THE EAST BY THE WESTERLY LINE OF THAT PORTION OF QUEIROLO STREET, VACATED BY ORDINANCE NO. 85,810 OF THE CITY OF LOS ANGELES, APPROVED JANUARY 15, 1942, AND DESCRIBED IN PARCEL "G" OF ORDINANCE NO. 85,350 OF THE CITY OF LOS ANGELES, APPROVED OCTOBER 8, 1941, AND BOUNDED ON THE WEST BY A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1,087.08 FEET AND BEING CONCENTRIC WITH THAT CERTAIN CURVE AND ITS NORTHWESTERLY AND SOUTHEASTERLY CONTINUATION, IN THE SOUTHWESTERLY LINE OF VIGNES STREET DESCRIBED AS BEING CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 1,004.08 FEET, IN DEED TO THE CITY OF LOS ANGELES, RECORDED IN BOOK 15175 PAGE 148 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER.

EXCEPT ALL GAS, OIL, WATER, AND MINERAL RIGHTS, WITHOUT, HOWEVER, THE RIGHT TO USE THE SURFACE OF SAID LAND FOR THE EXTRACTION OF SAID GAS, OIL, WATER, OR MINERALS, AS RESERVED IN DEED RECORDED JULY 16, 1968 AS INSTRUMENT NO 3117.

APN: 5409-014-001